



**Rose Avenue, Upton Pontefract WF9 1DS**

**Welcome to**

**Rose Avenue, Upton Pontefract**

Bright three-bedroom semi-detached in Upton, ideal for modernising. Features a front lounge, spacious kitchen diner, two doubles, one single and a family bathroom. Front garden plus private rear garden with scope to improve. Close to amenities and transport links.



### **Entrance Hall**

With a front entrance door and gas central heating radiator.

### **Lounge**

13' 3" x 12' 11" ( 4.04m x 3.94m )

With a window to the front.

### **Kitchen/Diner**

19' 6" x 8' 11" ( 5.94m x 2.72m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, fridge, washing machine, dishwasher combi boiler, gas central heating radiator, window to the rear and a door to the rear.

### **Conservatory**

14' 1" x 5' 10" ( 4.29m x 1.78m )

Timber and glass build which is need of repair and tiled flooring.

### **Landing**

With access to the loft.

### **Bedroom One**

12' 11" x 8' 6" to wardrobes ( 3.94m x 2.59m to wardrobes )

With a window to the front, polished floor boards and a gas central heating radiator.

### **Bedroom Two**

11' 2" x 9' 1" ( 3.40m x 2.77m )

With a window to the rear, polished floor boards and a gas central heating radiator.

### **Bedroom Three**

8' 8" x 7' 9" ( 2.64m x 2.36m )

With a window to the front, bulk head storage and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over, tiled walls, vinyl flooring, gas central heating radiator and a window to the rear.

### **Rear Garden**

A lawned garden, paved patio seating area, metal shed, hedges and timber fence surround.



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## Welcome to

### Rose Avenue, Upton Pontefract

- Three Bedroom Semi-Detached Home In Upton
- NO CHAIN
- Gardens To Front & Rear
- Close To Amenities And Good Transport Links
- Bright Front Lounge And Spacious Rear Kitchen-Diner

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

fixed price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119533 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](http://williamhbrown.co.uk)